

**Introduced by Senator Dunn**January 22, 2004

---

An act to amend Section 798.25 of the Civil Code, relating to mobilehome parks.

## LEGISLATIVE COUNSEL'S DIGEST

SB 1146, as introduced, Dunn. Mobilehome park rules: amendments.

Existing law provides that when the management of a mobilehome park proposes an amendment to the park's rules and regulations, the management must meet and consult with the homeowners in the park, their representatives, or both, after providing written notice to all of the homeowners 10 days or more before the meeting.

This bill would create an exception from that requirement if the proposed amendment is mandated by law.

Vote: majority. Appropriation: no. Fiscal committee: no. State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 798.25 of the Civil Code is amended to  
2 read:  
3 798.25. (a) When the management proposes an amendment  
4 to the park's rules and regulations, *other than an amendment*  
5 *mandated by law*, the management shall meet and consult with the  
6 homeowners in the park, their representatives, or both, after  
7 written notice has been given to all the homeowners in the park 10  
8 days or more before the meeting. The notice shall set forth the



1 proposed amendment to the park rules and regulations and shall  
2 state the date, time, and location of the meeting.

3 (b) Following the meeting and consultation with the  
4 homeowners, the noticed amendment to the park rules and  
5 regulations may be implemented, as to any homeowner, with the  
6 consent of that homeowner, or without the homeowner's consent  
7 upon written notice of not less than six months, except for  
8 regulations applicable to recreational facilities, which may be  
9 amended without homeowner consent upon written notice of not  
10 less than 60 days.

11 (c) Written notice to a homeowner whose tenancy commences  
12 within the required period of notice of a proposed amendment to  
13 the park's rules and regulations under subdivision (b) shall  
14 constitute compliance with this section where the written notice is  
15 given before the inception of the tenancy.

16 (d) Any amendment to the park's rules and regulations that  
17 creates a new fee payable by the homeowner and that has not been  
18 expressly agreed upon by the homeowner and management in the  
19 written rental agreement or lease, shall be void and unenforceable.

